

I, Donald S. Koback, of Woonsocket, Providence County, Rhode Island 02895, in consideration of \$1.00 paid grant(s) with QUITCLAIM COVENANTS to Anabelle Koback, of Woonsocket, Rhode Island 02895 the following described premises:

The land with the buildings thereon situated on the northwesterly side of Uxbridge Road in Mendon, Worcester County, Massachusetts and being shown as Lot 1 and Lot 2 on a plan entitled "Land in Mendon Henry J. Bennett, et ux, owner., June 1955" by Milton C. Taft recorded in Worcester District Registry of Deeds Plan Book 207, Plan 98, bounded and described as follows:

LOT ONE BEGINNING on the northwesterly side of Uxbridge Road at land now or formerly of Henry J. Bennett and at the southwesterly corner of Lot 1 on said plan;

THENCE North 31° 33' West a distance of 150 feet to land now or formerly of Francis W. Taylor et ux;

THENCE North 59° 10' East a distance of 105.2 feet to other land now or formerly of Francis W. Taylor et ux and to the northwesterly corner of Lot 2 on said plan;

THENCE South 29° 34' East a distance of 150 feet to the said Uxbridge Road;

THENCE South 58° 26' 50" West a distance of 57.04 to a Massachusetts Highway Bound;

THENCE continuing along the same course a distance of 42.97 feet still by said Uxbridge Road to the point of beginning.  
Containing 15,776 square feet of land or less.

LOT TWO BEGINNING on the northwesterly side of Uxbridge Road and at the southerly corner of Lot 1 on said plan;

THENCE North 29° 34' West for a distance of 150 feet to land now or formerly of Francis W. Taylor et ux and at the northeasterly corner of Lot 1.

THENCE North 61° 23' East a distance of 100 feet to land now or formerly of Francis W. Taylor et ux to the northwesterly corner of Lot 3 on said plan;

THENCE South 29°34' East a distance of 150 feet to Uxbridge Road;

THENCE southwesterly along said Uxbridge Road a distance of 100.03 feet to the point of beginning.

Containing 14,968 square feet of land more or less.

Subject to an easement to the Commonwealth of Massachusetts described in instrument recorded in said Deeds Book 2556, Page 284.

Being the premises conveyed to this grantor by deed of David Wadsworth and Priscilla E. Wadsworth on September 15, 1987 and recorded in the Worcester County Registry of Deed in Book 10792, Page 298.

**PROPERTY ADDRESS: 119 UXBRIDGE ROAD, MENDON, MASSACHUSETTS**  
**GRANTEE ADDRESS: 195 SUNNYSIDE AVE, WOONSOCKET, RI 02895**

Donald S. Koback

COMMONWEALTH OF MASSACHUSETTS

Wool, ss.

December 21, 1998

Then personally appeared before me, the above-named Donald S. Koback and acknowledged the foregoing instrument to be his free act and deed before me.

Donald Koback  
Box 360  
Mendon MA 01756

Notary Public  
My commission expires: 8/27/2001  
*Seal*

RECORDED 9 AM DEC 30 1998  
ATTEST: WORC. Anthony J. Vigliotti, Register